

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
OCTOBER 20, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Kenneth Teasley**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **\*BUI RESIDENCE - PROJECT NO. 11353**  
City Council District: 3; Plan Area: Normal Heights

**STAFF:       Linda French**

Approve, conditionally approve, or deny an application for a Site Development Permit to construct a 4,973 square-foot single family residence on a 22,444 square-foot site. The property is located at site **5262 Cormwell Court** in the RS-1-1 and RS-1-7 Zone within the Normal Heights Plan Area.  
Negative Declaration. Report No. HO-04-162.

**RECOMMENDATION:**  
Approval.

ITEM-5: **ARIZONA STREET MAP WAIVER - PROJECT NO. 27844**

City Council District: 3; Plan Area: Greater North Park Hill

**STAFF: Patrick Hooper**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to convert 3 residential units (1 existing, 2 under construction) to condominiums on a 0.22 acre site at **4177 Arizona Street** in the MR-1250B Zone of Mid City Communities Planned District within the Greater North Park Community. Report No. HO-04-155

**RECOMMENDATION:**

Approval.

ITEM-6: **OCEANIS APARTMENTS- PROJECT NO. 21983**

City Council District: 2; Plan Area: Peninsula

**STAFF: PJ FitzGerald**

Approve, conditionally approve, or deny an application for a Coastal Development and Variance to reduce the required building setback and parking requirements, and to increase maximum floor area ratio and lot coverage for an existing 800 square-foot 2 bedroom addition to an existing apartment building, resulting in an increase in the degree of non-conformity of an existing pre-conforming building, located at **5102-12 Voltaire Street** in the RM-2-4 Zone with the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Airport Environs and Airport Approach Overlay Zones. The existing 2 bedroom addition was constructed without necessary planning and building permits and is currently the subject of Neighborhood Code enforcement case No 65412.

**RECOMMENDATION:**

Denial

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ITEM-7:       **VOLTAIRE LOFTS - PROJECT NO. 2529**  
City Council District: 2; Plan Area: Peninsula

**HEARING OFFICER: Gary Geiler**  
**STAFF: Peter Lynch**

Approve, conditionally approve, or deny an application for Site Development Permit to demolish the rear portion of an existing office building and construct two detached two-unit apartment buildings with attached garages and a Variance for tandem parking on portions of a 6625 square foot site located at **4135 Voltaire Street** in the Peninsula Community Plan Area.  
Report No. HO-04-165

**RECOMMENDATION:**  
Approval